



## Luxury Finca Vivaldi Hotel For Sale in Leon Spain



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 1,279,499.55

### Location

Country: Spain  
ZIP code: 34398  
Posted: Mar 30, 2026  
Description:  
Luxury Finca Vivaldi Hotel For Sale in Leon Spain

Esales Property ID: es5554970aa

Calle vivaldi, s/n, 24398

San Miguel de Las Dueñas,

León, Spain

Hotel Finca Vivaldi: A Premier Eco-Luxury Estate and Development Opportunity in León

Hotel Finca Vivaldi is a distinguished boutique estate located in Congosto, León, offering a unique blend of high-end hospitality, wellness, and immense development potential. Spanning 1.6 hectares (16,000 m2) of fully gated, 'Urban' rated land, this property is not just a functioning luxury hotel but a strategic investment project ready for significant expansion.

Unrivaled Development Potential



The property's 'Urban' classification is its most valuable asset. With a minimum subdivision plot of only 150 m<sup>2</sup>, the estate offers a rare 'blank canvas' for hospitality growth.

- \* **Expansion Rights:** The Congosto City Council has authorized the addition of a third floor to the existing main building.
- \* **Diversification:** The land is primed for the installation of luxury cabins, bungalows, glamping pods, or independent apartments to increase guest capacity.

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## World-Class Facilities and Grounds

The estate is an oasis of recreation and nature, meticulously secured by a 2-meter-high perimeter fence.

- \* **Wellness & Sport:** A 20×9 meter semi-Olympic swimming pool, a professional tennis court, and a 7-a-side football field.
- \* **The Gardens:** Lush landscapes featuring an artificial lake, a dedicated olive grove, and a productive orchard of plum, apple, pear, and cherry trees.
- \* **Natural Resources:** The property boasts its own private water spring with a 90-meter borehole. Previous geological studies suggest the water meets the criteria for commercial mineral water bottling.
- \* **Logistics:** Two paved parking areas provide ample space for over 60 vehicles, essential for large-scale events.

## The Main Building (600 m<sup>2</sup>+)

The recently rehabilitated two-story manor combines traditional charm with modern efficiency.

- \* **Accommodations (Upper Floor):** Features 5 elegant double en-suite bedrooms, 1 grand suite with an integrated designer bathtub, and a 2-bedroom self-contained apartment. All units are equipped with independent Bosch climate control, Smart TVs, and bespoke walnut cabinetry.
- \* **Gastronomy (Ground Floor):** A professional 60 m<sup>2</sup> kitchen (fully equipped with 20-tray ovens and high-capacity service gear) supports a restaurant for 60-80 guests.
- \* **The Veranda:** A stunning 100 m<sup>2</sup> glass-enclosed porch with panoramic views, featuring a wood-and-slate insulated ceiling—perfect for year-round weddings and corporate events.

## State-of-the-Art Spa & Wellness Center

The secondary building houses a specialized Spa that offers services unique to the region (none comparable within a 100km radius):

- \* **Hydrotherapy:** Mineral salt swim-spa with jacuzzi, waterfalls, and cervical jets.
- \* **Thermal Circuit:** Finnish bucket, bithermal contrast showers, Turkish bath, sauna, and a Flotarium.
- \* **Specialized Care:** A Halotherapy (salt therapy) room, massage cabins, and an outdoor jacuzzi.



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## Sustainability and Infrastructure

Finca Vivaldi is a future-proof 'ECO' establishment. Following a total rehabilitation completed in 2020, the property now features:

- \* Energy Efficiency: Solar panel arrays, LED lighting throughout, and advanced aerothermal climate systems.
- \* Power Independence: A private medium-voltage transformer ensures a stable and dedicated electricity supply for the entire estate, including the high-demand Spa facilities.
- \* Pet Facilities: A dedicated building with three heated, independent boxes (suitable for stables or kennels) with hot water access.

## Investment Summary

This is a rare opportunity to acquire a fully operational, eco-friendly luxury hotel with a proven track record in events and fine dining. Whether you choose to maintain it as an exclusive boutique retreat or capitalize on the urban land to build a larger resort complex, Hotel Finca Vivaldi stands as a premier asset in the rising tourism market of Northern Spain.

Website: [www.fincavivaldi.es](http://www.fincavivaldi.es)

Instagram: @fincavivaldi

## ABOUT THE AREA

León is a historic city located in the northwest of Spain and serves as the capital of the Province of León within the autonomous community of Castilla y León. Once the capital of the powerful Kingdom of León, the city remains a vital cultural crossroad and a major milestone for pilgrims traveling along the Camino de Santiago. Set against the backdrop of the Bernesga and Torío rivers, León offers a sophisticated blend of medieval heritage, wide boulevards, and a vibrant social scene that reflects its prestigious royal past.

The city's skyline is defined by some of Spain's most magnificent architecture, most notably the Santa María de León Cathedral. This 13th-century Gothic masterpiece is world-renowned for its 'Pulchra Leonina' (the Leonine Beauty) and its breathtaking collection of original stained-glass windows, which cover nearly 1,800 square meters. Other significant sites include the Basilica of San Isidoro, home to the 'Sistine Chapel of the Romanesque,' and the Casa Botines, one of the few buildings designed by Antoni Gaudí outside of Catalonia, showcasing a unique neo-Gothic fairytale aesthetic.

León is arguably the most famous city in Spain for its 'tapa' culture. In the historic Barrio Húmedo (the Moist Quarter), the tradition of serving a free, high-quality tapa with every drink is strictly upheld. The narrow, atmospheric streets are packed with taverns and restaurants offering local specialties like cecina (cured beef), morcilla de León (blood sausage), and robust wines from the Bierzo and Tierra de León regions. This lively gastronomic spirit earned the city the title of 'Spanish Capital of Gastronomy' in 2018.



The city is served by León Airport (LEN), located in the nearby municipality of La Virgen del Camino, just 6 km (4 miles) from the city center. While León Airport primarily handles domestic flights to hubs like Barcelona or seasonal summer routes, international travelers typically use Asturias Airport (OVD), located about 160 km (99 miles) to the north, or Adolfo Suárez Madrid–Barajas Airport (MAD), which is approximately 330 km (205 miles) away. Madrid is conveniently connected to León via the AVE high-speed train, making the journey in just over two hours.

## MAiN FEATURES:

- \* 1000m2 of living space
- \* 16000m2 plot
- \* 8 Bedrooms
- \* 12 Bathrooms
- \* Stunning Views
- \* Street Parking
- \* Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Spain
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Common**

Bedrooms:	8
Bathrooms:	12
Finished sq. ft.:	1000 sq m
Lot Size:	16000 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.287.692



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